

200 Nogal Place

City of El Paso — Plan Commission — 7/12/2018

PZRZ18-00026

Rezoning

REZONING



STAFF CONTACT:	Andrew Salloum, 915-212-1603, SalloumAM@elpasotexas.gov
OWNER:	Juan L. Salinas & Laura M. Rosencrans
REPRESENTATIVE:	Dorado Engineering, Inc.
LOCATION:	200 Nogal Place, District 7
LEGAL DESCRIPTION:	Tract 2-V-2, Block 30, Ysleta Grant, City of El Paso, El Paso County, Texas
EXISTING ZONING:	R-F (Ranch and Farm)
REQUEST:	To rezone from R-F (Ranch and Farm) to R-4 (Residential to allow for an existing single-family dwelling.
RELATED APPLICATIONS:	N/A
PUBLIC INPUT	Planning has not received any communication in support or opposition to the rezoning request; Notices sent to property owners within 300 feet on June 27, 2018.
STAFF RECOMMENDATION:	Approval (see pages 1—4 for basis for recommendation)

SUMMARY OF REQUEST: The applicant is requesting to rezone from R-F (Ranch and Farm) to R-4 (Residential) to allow for a single-family dwelling. The detailed site plan shows an existing single-family dwelling. Access to the subject property is provided from Nogal Place.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **approval** of rezoning the subject property from R-F (Ranch and Farm) to R-4 (Residential). The recommendation is based on compatibility with the surrounding properties zoned ranch & farm and residential and compliance with the Plan El Paso land use designation G-3, Post-War in the Mission Valley Planning Area.



DESCRIPTION OF REQUEST

The applicant is requesting to rezone from R-F (Ranch and Farm) to R-4 (Residential) to allow for a single-family dwelling. The detailed site plan shows an existing single-family dwelling. Access to the subject property is provided from Nogal Place.

REZONING POLICY

POLICY	DOES IT COMPLY?
<u>Compatibility</u> Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes, properties adjacent to the subject property are zoned R-F, R-3, and R-4.
<u>Plan El Paso</u> Are preferred locations for higher density development and redevelopment. (i.e. Property is designated G-3)	Yes, the property is designated G-3, Post-War and meets the intent by through the addition of missing residential uses provided to surrounding neighborhoods within the area of the existing vacant lots and reducing travel and infrastructure needs.

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The subject property is located in the Ysleta Grant Subdivision, unplatted. The site is currently zoned R-F and is an existing single-family dwelling. Properties adjacent to the subject property are zoned R-F, R-3, and R-4. Surrounding land uses include single-family dwellings. The nearest park is Thomas Manor (6,112 feet). The nearest school is Thomas Manor Elementary School (2,041 feet).



COMPLIANCE WITH PLAN ELPASO: The purpose of the application is to introduce a proposed general commercial development within the G-3, Post-War land use designation.



RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<p>G-3, Post-War</p> <p>This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes, the lot is an existing single-family dwelling. Proposed land use will add residential uses to surrounding neighborhoods within the area of the existing single-family dwelling lots and reducing travel and infrastructure needs.</p>
ZONING DISTRICT	DOES IT COMPLY?
<p>R-4 (Residential) district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	<p>Yes, the proposed zoning allows for a single-family dwelling.</p>
POLICY	DOES IT COMPLY?
<p>Policy 2.2.2. "The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants."</p> <p>Policy 2.2.5: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.</p>	<p>Yes, the lot is a single-family dwelling. The purpose of this project site is based on the addition of residential uses to an area with adding single-family and multi-family uses.</p>

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The parcel is 0.45-acre in size. The existing single-family dwelling is allowed under the current R-F (Ranch and Farm) zoning district however it does not meet all dimensional requirements of R-F (Ranch and Farm) district.

SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING: The subject property is 0.45-acre in size and allows the single-family dwelling use under the proposed R-4 (Residential) zoning. The applicant's proposal meets all dimensional requirements of the R-4 (Residential) district.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the R-4 (Residential) district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood. The proposed zoning and the proposed use meet the intent of the zoning ordinance.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: There is an existing 8-inch diameter sanitary sewer main that extends along the west side of Nogal Place approximately 21-feet east of and parallel to the right of way line of Nogal Place. This sanitary sewer main is available for service.

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

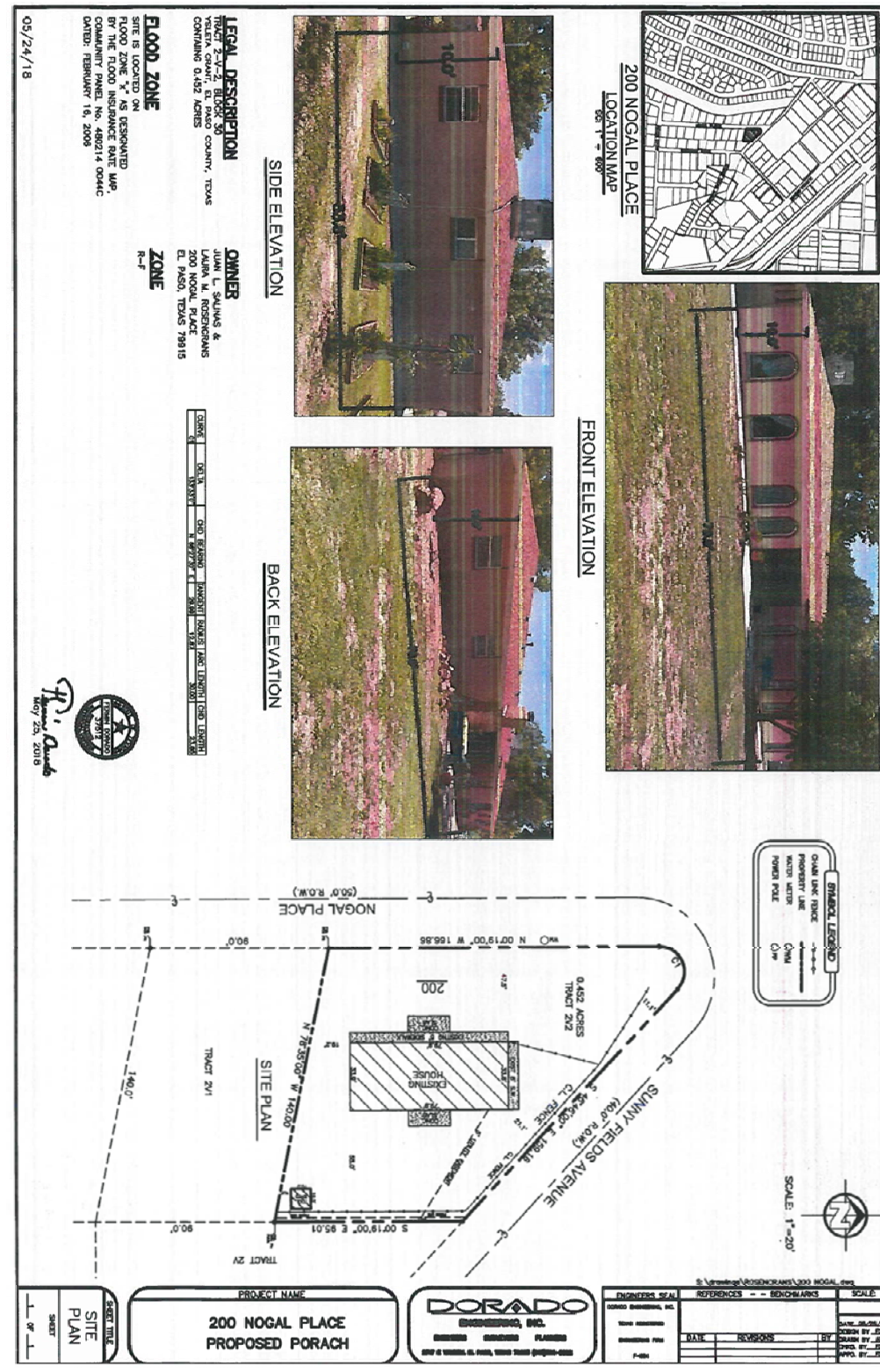
COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the Thomas Manor Neighborhood Association, Mission Valley Neighborhood, and Sunnyfields Neighborhood Association all of which were contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on June 27, 2018. Planning Division did not receive any communication in support or opposition to the rezoning request.

STAFF COMMENTS: No objections to proposed rezoning. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

ATTACHMENTS:

1. Site Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Public Notification Boundary Map

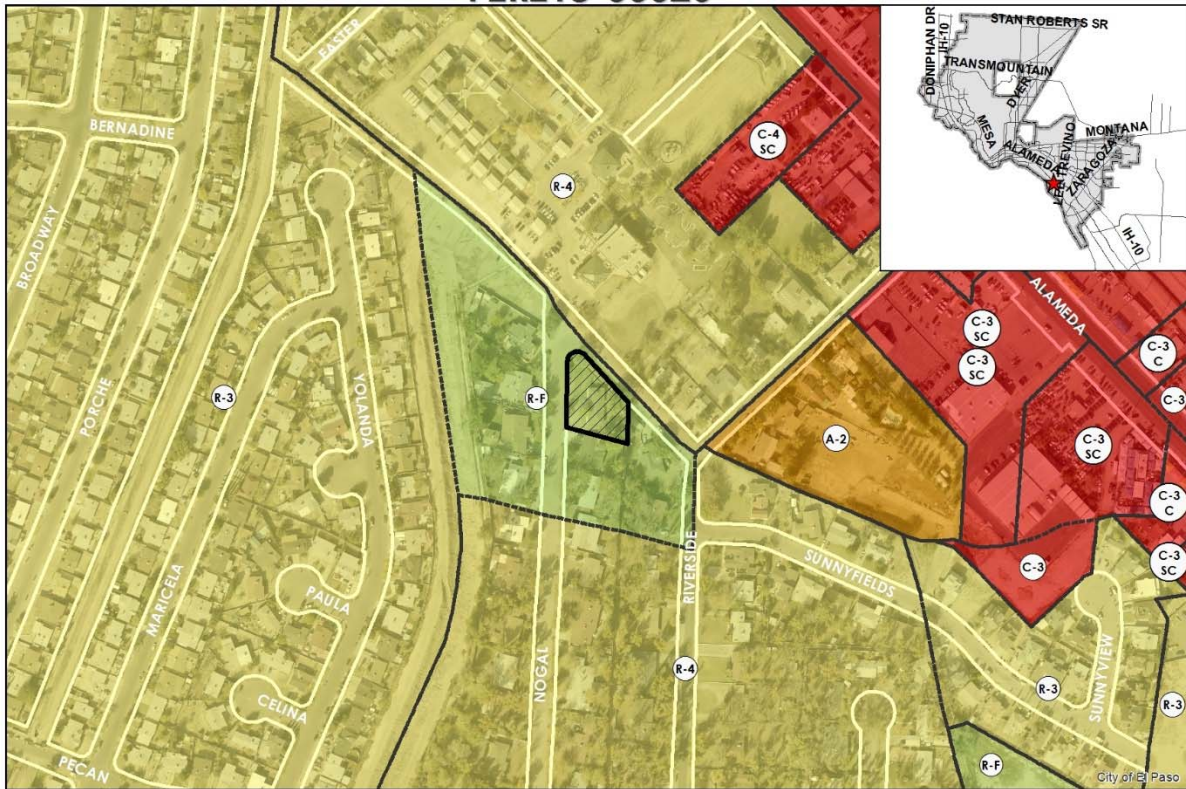
Site Plan



ATTACHMENT 2

Zoning Map

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This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce error and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

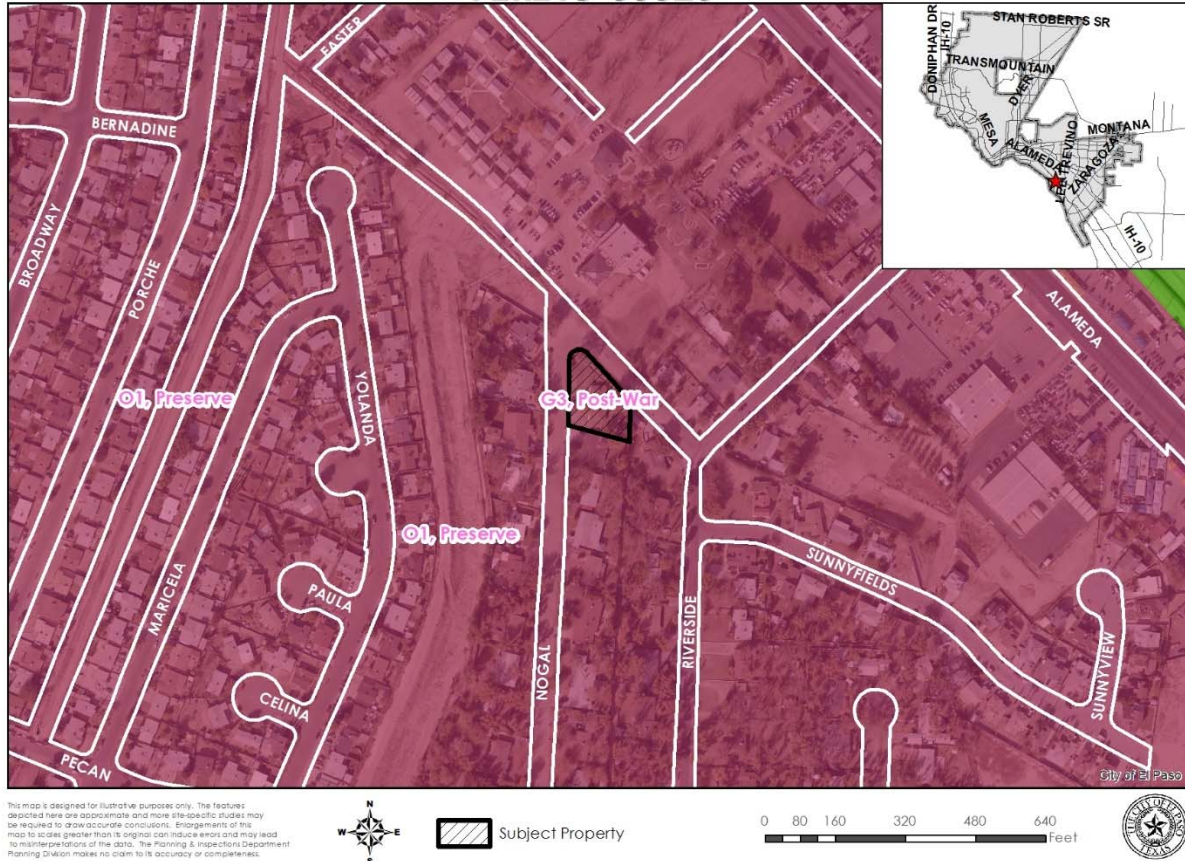
0 80 160 320 480 640 Feet



ATTACHMENT 3

Future Land Use Map

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ATTACHMENT 4

Department Comments

Planning and Inspections Department - Planning Division - Transportation

No objections to rezoning.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

TXDOT

No comments regarding the zoning changes.

Planning and Inspections Department – Building and Development Permitting

No objections to rezoning.

Note:

At the time of submittal for building permits the project will need to comply with all applicable provisions of the IRC and local municipal code.

Planning and Inspections Department - Land Development

Coordinate with the Water Improvement District #1 to verify if any irrigation easements are required.

Environmental Service

No objections.

Fire Department

No objections.

Police Department

No comments.

Sun Metro

Sun Metro does not oppose this request.

El Paso Water

EPWater does not object to this request.

Water:

There is an existing 4-inch diameter water main that extends along the east side of Nogal Pl., approximately 10-feet west of and parallel to the eastern curb and gutter line of Nogal Pl. This water main is available for service.

EPWater records indicate there is an active 3/4-inch water meter serving the subject property. The service address for this meter is 200 Nogal Place. Backflow preventer will be required after the water service meter.

Previous water pressure from fire hydrant #4867 located at the northeast corner of Nogal Place and Sunnyfields Ave. has yield a static pressure of 98 psi, a residual pressure of 86 psi, and a discharge flow of 1061 gallons per minute. The owner should, for his own protection and at his own expense, install a pressure regulator, strainer and relief valve at the discharge side of each water meter to be set at a pressure desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along the west side of Nogal Place approximately 21-feet east of and parallel to the right of way line of Nogal Place. This sanitary sewer main is available for service.

General:

EPWater requires a new service application for additional services to the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso Water – Stormwater Engineering

1. The streets adjacent to the subject property are not designed to pick up stormwater; this property must retain its developed runoff and continue to take in storm sewer from half of each street.
2. If this property requires any building additions or the entire property is redeveloped, accommodations shall be made to retain the developed runoff; see note below.
3. As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural stormwater management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

ATTACHMENT 5

Public Notification Boundary Map

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